



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
Classen Pointe

Project Name

1603 N Classen Blvd, OKC, OK 73106

Address / Location of Property (Provide County name & parcel no. if unknown)

Staff Use Only:
Case No.: SPUD 1509
File Date: 9FEB'23
Ward No.: 6
Nbhd. Assoc.: CLASSEN TEN PENN
School District: OKC
Extg Zoning: R-3
Overlay: SBL5

ReZoning Area (Acres or Square Feet)

Change base zoning to R-4 [modified to NB], allow for lot split, change setbacks, lot coverage, and allowed uses.

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of **\$1800.00** must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

James Rodney King

Name

1603 N Classen Blvd

Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

Phone

Email


Signature of Applicant

Fallon Brooks

Applicant's Name (please print)

100 N Broadway, Suite 100

Applicant's Mailing Address

Edmond, OK 73034

City, State, Zip Code

(415) 518-1175

Phone

fallon@chd.design

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

When recorded please return to Mr. J. Rodney King, 1603 Classen Blvd.,
Oklahoma City, Oklahoma, 73106

SINGLE TENANCY
WARRANTY DEED

(Individual Form)

BOOK 6780 PAGE 1829

DOC NUMBER 95102972
BOOK 6780
PAGE 1829
FILED 2001-04-18
98/17/1985
John J. Harvey
Oklahoma County Clerk
RECORDED AND FILED

KNOW ALL MEN BY THESE PRESENTS:

THAT RUTH MORAN, a widow also known
as RUTH E. MORAN, a widow,

, part Y of the first part, in consideration of the
sum of SEVEN THOUSAND DOLLARS and 00/100***** dollars
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do for
hereby grant, bargain, sell and convey unto J. RODNEY KING, a single person,

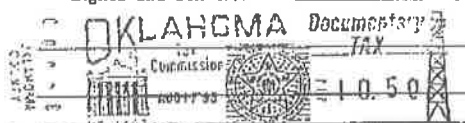
part y: of the second part, the following described real property and
premises situate in Oklahoma County, State of Oklahoma, to-wit:

All of the East 75 feet of Lot Twenty (20) in AVOCA, being a
resubdivision of Campbell's Subdivision of Block One (1) of
Summer's Place Addition to Oklahoma City, Oklahoma County,
Oklahoma, according to the recorded plat thereof; AND part of
Lot Twenty-one (21) in Avoca Subdivision being a subdivision
of Block One (1) of Summers Place Addition, Beginning at the
Southwest corner of said Lot 21; thence North on a West line
of said Lot a distance of 28 feet; thence East a distance of
29 feet; thence South a distance of 8 feet; thence East a
distance of 16 feet; thence South a distance of 20 feet to the
South line of Lot 21; thence West a distance of 45 feet to a
point of place of beginning, Also the West 45 feet of Lot Twenty
(20) in Avoca Subdivision being a subdivision of Block One (1)
of Summers Place Addition to Oklahoma City, Oklahoma County,
Oklahoma, according to the recorded plat thereof.

together with all the improvements thereon, and the appurtenances thereunto belonging, and warrant the title
to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint
tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 17th day of August, 1995



Ruth Moran aka
RUTH MORAN
Ruth E. Moran
RUTH E. MORAN

STATE OF OKLAHOMA
COUNTY OF Oklahoma

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this Seventeenth day of

August, 1995, personally appeared RUTH MORAN, a widow

also known as RUTH E. MORAN, a widow,

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that

she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

My commission expires May 22nd, 1997

Thomas R. Waken
Notary Public
Thomas R. Waken

NOTE—This form is supplied by TITLE GUARANTY DEPARTMENT of AMERICAN FIRST LAND TITLE INSURANCE CO, Oklahoma City for
the convenience of ATTORNEYS. No legal instrument of form should ever be prepared by anyone other than an Attorney.

RS 10.50

1/8

77045

(ORDER BY NUMBER)

QUIT CLAIM DEED

INDIVIDUAL FORM

THIS INDENTURE, Made this 12th day of June, A. D. 1984

between Mark J. Morrow and J. Rodney King

_____ of the first part,

and J. Rodney King

_____ of the second part,

Witnesseth, that said part ies of the first part, in consideration of the sum of

Ten (10.00) DOLLARS

to them in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain,

sell and convey unto the said part y of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in

Oklahoma County, State of Oklahoma, to-wit:

A part of lot twenty-one (21) in AVOCA, being a subdivision of Block one (1) SUMMER'S PLACE ADDITION to Oklahoma City, Oklahoma, as shown by the recorded plat thereof, more particularly described as follows: Beginning at the Southeast corner of said lot 21; thence West on the South line of said lot a distance of 75 feet; thence North parallel to the East line of said lot a distance of 20 feet; thence West a distance of 16 feet; thence North a distance of 8 feet; thence West 29 feet to the West line of said lot 21; thence North 20 feet to the Northwest corner of said lot; thence East on the North line of said lot to the Northeast corner being a distance of 120 feet; thence South 48 feet to the point or place of beginning.

(Consideration for this conveyance less than \$100.00)

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said J. Rodney King

his heirs and assigns forever, so that neither of them, the said

Mark J. Morrow and J. Rodney King

nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s the day and year first above written.

NAME J. Rodney King
ADDRESS 1603 Blacem Blvd
CITY & STATE Oklahoma City OK
73106

Mark J. Morrow
J. Rodney King

STATE OF OKLAHOMA }
COUNTY OF Oklahoma } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of June, 19 84, personally appeared Mark J. Morrow and

J. Rodney King
to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My commission expires 4-31-85 *Lucia Broad* Notary Public.

This Space Reserved for Filing Stamp

STATE OF OKLAHOMA
JERRY DEMONT
OKLA COUNTY CLERK
RECORDED OR FILED
JUN 15 10 24 AM '84

BOOK 5186 PG 1322

M *****500
99#00 06-15-84

Letter of Authorization

I, J Rodney King, the property owner of record of 1601 and 1603 N Classen Boulevard, OKC, OK 73106, authorize Fallon Brooks of Creative Home Designs, LLC to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 1601 and 1603 N Classen Boulevard, OKC, OK 73106.

X 

Date:

Letter of Authorization

I Jeff Struble of Blackwelder LLC., the property owner(s) of record of 1605 N Classen Blvd, OKC, OK 73106, authorize Fallon Brooks-Magnus of Jollybird Home Design, LLC to make applications for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 1605 N Classen Blvd, OKC, OK 73106

x Jeff Struble

Date: 10/06/2023

SPUD-XXXX MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2010).

A. Special Development Regulations:

This site will be developed in accordance with the regulation of the **R-4 Medium-High Density Multiple-Family Residential District** (OKC Zoning Ordinance, 2010), the following exceptions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Multiple-Family Residential (8200.12)
Single-Family Residential (8200.14)
Three- and Four-Family Residential (8200.15)
Two-Family Residential (8200.16)
2. Building Height: Maximum height of any building within this SPUD shall be 3 stories or 35 feet. Buildings immediately adjacent to single family residential shall be two stories as shown on the attached site plan. All other buildings are permitted three stories.
3. Minimum Lot Size: The minimum lot size shall be 2,500 square feet within this SPUD.
4. Minimum Lot Width: The minimum lot width shall be 5' where utility access panhandles are utilized and 40' for buildable portion of lots.
5. Maximum Building Coverage: The maximum building coverage within this SPUD shall be 75%.
6. Building Setback Lines:
Front (East) 15' (Classen Blvd)
Sides (North) 5', (South) 0' (NW 15th Street)
Rear (West) 5' (Alley)

5-foot setbacks shall be required along SPUD boundaries abutting existing single-family structures.

There shall be no internal setbacks except as required by building and fire codes.
7. Sight-proof Screening:
A fence or wall may be built along the North and West boundaries of this parcel where it is adjacent to any residential use.
8. Landscaping:
The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
9. Signs: No freestanding signs shall be permitted.

10. Vehicular Access: The platted alley shall be improved should access be taken from it. Two drives shall be permitted via the platted alley. Two drives shall be permitted from NW 15th Street.

11. Sidewalks: There are existing five-foot sidewalks along NW 15th St. and N Classen Blvd. Should said sidewalks be damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary.

B. Other Development Regulations:

1. Architecture: Future development to meet requirements of adjacent governing design district where applicable.

2. Open Space: There shall be a minimum of 20% open space required for this SPUD.

3. Platting: Platting shall not be required for this property.

4. Other:

a. Street Improvements: N/A

b. Site Lighting: Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

c. Trash Receptacles:

a. Dumpsters shall be required on lots within this development containing multi-family buildings consisting of three or more units.

b. Poly Carts shall be allowed on lots within this SPUD that contain no more than two units.

Dumpsters/poly carts shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

d. Parking: The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended. The residential parking ratio for this SPUD shall be 1 space per unit. Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations, and parking calculations for all structures in this SPUD shall be provided with the building permit application. Any parking approved through the Oklahoma City Traffic Commission in conjunction with this project may count toward the required parking of this SPUD. Permeable paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works Review and approval.

Where connected to public rights-of-way that access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of permeable paving areas. Maintenance of the permeable paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting. Any garage shall be setback at least ten feet from the property line.

5. Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of

said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

6. Density: This SPUD shall be limited to one building per lot, containing no more than 12 dwelling units total within the development. (1 du/910 s.f.)

C. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan – Proposed

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.

More specifically described as:

All of lots twenty (20) through twenty-two (22), block one (1), of AVOCA SUB ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

WARRANTY DEED
Statutory Form Individual

20190124010097050
DEED 01/24/2019
10:40:20 AM Book:13934
Page:1748 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$375.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 01043-69436
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, Value Added Properties Limited Partnership, an Oklahoma limited partnership, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Blackwelder, L.L.C., party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Twenty-two (22), in Block One (1), of AVOCA ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 060060550

Grantee's Mailing Address: P.O. Box 61071, OKC 73146

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its General Partner this 18th day of January, 2019

VALUE ADDED PROPERTIES LIMITED
PARTNERSHIP, AN OKLAHOMA LIMITED
PARTNERSHIP
Susan R. McCarthy
Suemac, Inc., General Partner
By: Susan R. McCarthy, President of Suemac, Inc.

01043-69436
FF: \$13.00 Doc Stamps: \$375.00
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of January, 2019, personally appeared, Susan R. McCarthy, as President of Suemac, Inc., to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its General Partner and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Bo Griffy
Commission Expires:
BO GRIFFY
NOTARY
02009164
EXP. 06/26/22
STATE OF OKLAHOMA
PUBLIC

RETURN TO:
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Suite 300
Oklahoma City, OK 73102

\$ 375.-

1/13



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R060060475, R060060525, R060060550 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's
300ft Radius Report
9/22/2023

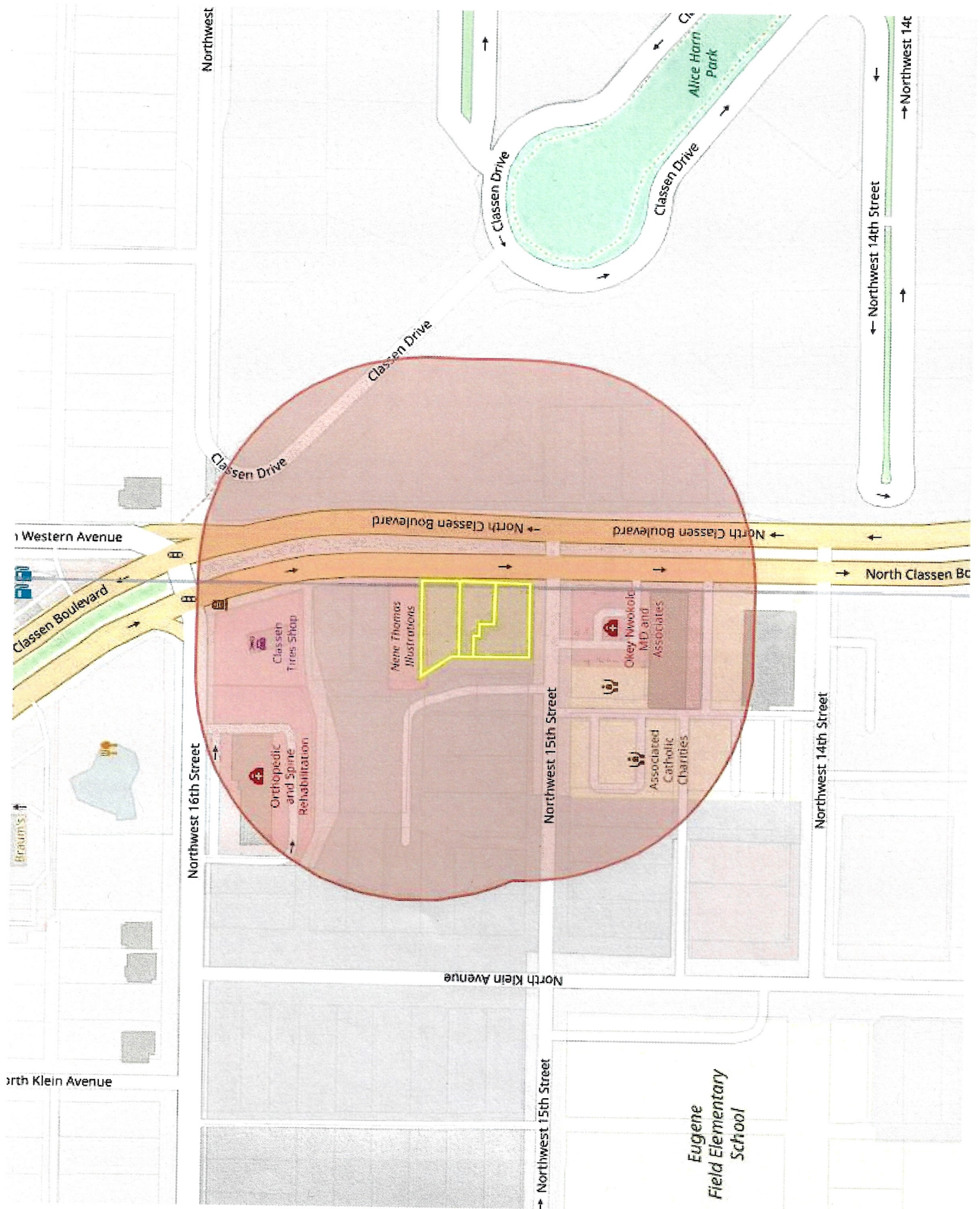
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R045485700	STARR NANCY R		1512 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6612	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 N10FT LOT 64 & S45FT LOT 65	1512 N CLASSEN BLVD OKLAHOMA CITY
R060102100	EDUCATION & EMPLOYMENT	MINISTRY INC	1501 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6611	CLASSENS SUB ADD	006	000	CLASSENS SUB ADD 006 000 LOTS 8 THRU 12	1501 N CLASSEN BLVD OKLAHOMA CITY
R060112500	EDUCATION & EMPLOYMENT	MINISTRY INC	1501 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6611	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 29 THRU 32	UNKNOWN
R060112475	SYKES LAW OFFICE P C		15405 FOUNTAIN CREEK LN	EDMOND	OK	73013	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 27 & 28	1123 NW 14TH ST OKLAHOMA CITY
R045485790	1516 N CLASSEN BOULEVARD SERIES	OKWAREHOUSE LLC		EDMOND	OK	73013	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 N5FT LOT 65 & ALL LOT 66	1516 N CLASSEN BLVD OKLAHOMA CITY
R045485800	FRANCEL KARL G	ATKINSON RANDY W REV TRUST	1520 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6612	HARNDALE ADDITION	000	067	HARNDALE ADDITION 000 067	1520 N CLASSEN BLVD OKLAHOMA CITY
R045485900	ATKINSON RANDY W TRS		531 NW 38TH ST	OKLAHOMA CITY	OK	73118-7032	HARNDALE ADDITION	000	068	HARNDALE ADDITION 000 068	1524 N CLASSEN BLVD OKLAHOMA CITY
R060112350	JONES KIRK		2901 DUDLEY DR	EDMOND	OK	73012-4459	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 17 & 18	1128 NW 15TH ST OKLAHOMA CITY
R060112325	ISAULA JUAN CARLOS		2921 CASHION PL	OKLAHOMA CITY	OK	73112-6927	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 15 & 16	1124 NW 15TH ST OKLAHOMA CITY
R060112300	WILLIAMSON NICOLE TRS	WILLIAMSON NICOLE A LIV TRUST	1120 NW 15TH ST	OKLAHOMA CITY	OK	73106-4412	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 13 & 14	1120 NW 15TH ST OKLAHOMA CITY
R060102000	OKLA CITY ASSOC OF	THE DEAF INC	1106 NW 15TH ST	OKLAHOMA CITY	OK	73106-4412	CLASSENS SUB ADD	006	000	CLASSENS SUB ADD 006 000 W50FT OF LOTS 1 THRU 4 EXEMPT	1106 NW 15TH ST OKLAHOMA CITY
R060112240	EDUCATION & EMPLOYMENT	MINISTRY INC	1501 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6611	HARRAHS SUB ADDITION	006	000	HARRAHS SUB ADDITION 006 000 LOTS 9 THRU 12	1112 NW 15TH ST OKLAHOMA CITY
R060102075	OKEY REALTY CO LLC		1515 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6611	CLASSENS SUB ADD	006	000	CLASSENS SUB ADD 006 000 E108FT OF LOTS 1 THRU 4 & ALL LOTS 5 THRU 7	1515 N CLASSEN BLVD, Unit 100 OKLAHOMA CITY
R045486000	STILLS ANDREW		1116 SHELLY LN	EDMOND	OK	73034	HARNDALE ADDITION	000	069	HARNDALE ADDITION 000 069	1528 N CLASSEN BLVD OKLAHOMA CITY
R045481600	BRASH CAPITAL TRUST		1535 CLASSEN DR	OKLAHOMA CITY	OK	73106	HARNDALE ADDITION	000	018	HARNDALE ADDITION 000 018	1535 CLASSEN DR OKLAHOMA CITY
R060060450	WILLIAMS JUSTIN R	VLASIC KATHERINE I	1115 NW 15TH ST	OKLAHOMA CITY	OK	73106	AVOCA SUB ADDITION	001	019	AVOCA SUB ADDITION BLK 001 LOT 000 S70FT OF LOT 19 EX E5FT & EX W5FT	1115 NW 15TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
9/22/2023

R060060475	KING J RODNEY					1603 N CLASSEN BLVD	OKLAHOMA CITY	OK		73106-6621	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION 001 000 ALL LOT 20 PLUS PT OF LOT 21 BEG SW/C LT 21 TH N28FT E29FT S8FT E16FT S20FT W45FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R060060325	STRUBLE PROPERTIES LLC					PO BOX 61071	OKLAHOMA CITY	OK		73146-1071	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION 001 000 W56FT LOTS 14 & 15	1131 NW 15TH ST OKLAHOMA CITY
R060060350	STRUBLE PROPERTIES LLC					PO BOX 61071	OKLAHOMA CITY	OK		73146-1071	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION 001 000 E65FT OF LOTS 14 & 15	1129 NW 15TH ST OKLAHOMA CITY
R060060525	KING J RODNEY					1603 N CLASSEN BLVD	OKLAHOMA CITY	OK		73106-6621	AVOCA SUB ADDITION	001	021	AVOCA SUB ADDITION 001 021 BEG SE/C LOT 21 TH W75FT TH N20FT W16FT N8FT W29FT TO W LINE N20FT TO NW/C TH E120FT S48FT TO BEG	1603 N CLASSEN BLVD OKLAHOMA CITY
R045486100	KFK INVESTMENTS LLC					7003 E RENO AVE	MIDWEST CITY	OK		73110	HARNDALE ADDITION	000	070	HARNDALE ADDITION 000 070	1532 N CLASSEN BLVD OKLAHOMA CITY
R045482100	JEFFRIES MATLOCK A				HARTNACK DAVID J	1601 CLASSEN DR	OKLAHOMA CITY	OK		73106-6617	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 LOTS 20 & 22 EX BEG AT MOST NLY/C LOT 22 TH SELY30FT SWLY140FT NWLY30FT NELY TO BEG	1601 CLASSEN DR OKLAHOMA CITY
R060060455	HIGDON PAUL A & STEPHANIE K					1113 NW 15TH ST	OKLAHOMA CITY	OK		73106	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION BLK 001 LOT 000 N70FT EX W5FT & E5FT OF S70FT OF LOT 19	1113 NW 15TH ST OKLAHOMA CITY
R060060650	STRUBLE JEFF & AIMEE N TRS TRUST				STRUBLE FAMILY REV TRUST	1111 NW 15TH ST	OKLAHOMA CITY	OK		73106	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION BLK 001 LOT 000 LOTS 1A & 2A & LOTS 8A & 9A & LOTS 14A & 15A & LOTS 20A & 21A & W5FT OF LOT 19	1111 NW 15TH ST OKLAHOMA CITY
R060060300	BLACKWELDER LLC					PO BOX 61071	OKLAHOMA CITY	OK		73146	AVOCA SUB ADDITION	001	013	AVOCA SUB ADDITION 001 013	1610 N KLEIN AVE OKLAHOMA CITY
R060060425	STRUBLE PROPERTIES LLC					PO BOX 61071	OKLAHOMA CITY	OK		73146-1071	AVOCA SUB ADDITION	001	018	AVOCA SUB ADDITION 001 018	1117 NW 15TH ST OKLAHOMA CITY
R060060400	REEVES FAMILY TRUST					3925 BLACKBIRD WAY	CALABASAS	CA		91302	AVOCA SUB ADDITION	001	017	AVOCA SUB ADDITION 001 017	1121 NW 15TH ST OKLAHOMA CITY
R060060375	RUIZ LUIS M					1123 NW 15TH ST	OKLAHOMA CITY	OK		73106	AVOCA SUB ADDITION	001	016	AVOCA SUB ADDITION 001 016	1123 NW 15TH ST OKLAHOMA CITY
R060060550	BLACKWELDER LLC					PO BOX 61071	OKLAHOMA CITY	OK		73146	AVOCA SUB ADDITION	001	022	AVOCA SUB ADDITION 001 022	1605 N CLASSEN BLVD OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
9/22/2023

R045482600	SIGMON JASON	SIGMON SARA	1607 CLASSEN DR	OKLAHOMA CITY	OK	73106-6617	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 NW30FT LOT 22 & SE35FT LOT 24	1607 CLASSEN DR OKLAHOMA CITY
R060060575	FIDELITY FIRST LLC		1611 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106	AVOCA SUB ADDITION	001	023	AVOCA SUB ADDITION 001 023	1611 N CLASSEN BLVD OKLAHOMA CITY
R060060275	INVESTOR HOME M & I LLC		1612 N KLEIN AVE	OKLAHOMA CITY	OK	73106-4417	AVOCA SUB ADDITION	001	012	AVOCA SUB ADDITION 001 012	1612 N KLEIN AVE OKLAHOMA CITY
R045482500	RIVERA SARAH W	RIVERA RAYMOND ANTHONY	1611 CLASSEN DR	OKLAHOMA CITY	OK	73106	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 NW65FT OF LOT 24	1611 CLASSEN DR OKLAHOMA CITY
R060060250	FRANCESCHINI PATRICIA ANN SLINKER ETAL	BOINTY LINDA SUE SLINKER	1618 N KLEIN AVE	OKLAHOMA CITY	OK	73106	AVOCA SUB ADDITION	001	011	AVOCA SUB ADDITION 001 011	1616 N KLEIN AVE OKLAHOMA CITY
R060060600	CLASSEN PLAZA LAW CENTER LLC		1621 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6621	AVOCA SUB ADDITION	001	024	AVOCA SUB ADDITION 001 024	0 UNKNOWN OKLAHOMA CITY
R060060650	STRUBLE JEFF & AIMEE N TRS SKYLINE INVESTMENT GROUP LLC	STRUBLE FAMILY REV TRUST	1111 NW 15TH ST	OKLAHOMA CITY	OK	73106	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION BLK 001 LOT 000 LOTS 1A & 2A & LOTS 8A & 9A & LOTS 14A & 15A & LOTS 20A & 21A & W5FT OF LOT 19	1111 NW 15TH ST OKLAHOMA CITY
R045482900			6775 BOUCHER DR, Unit 6	EDMOND	OK	73034-9263	HARNDALE ADDITION	000	026	HARNDALE ADDITION 000 026	1617 CLASSEN DR OKLAHOMA CITY
R060060225	BASS JACQUELINE A		12113 PAINTBRUSH RD	KINGSTON	OK	73439	AVOCA SUB ADDITION	001	010	AVOCA SUB ADDITION 001 010	1620 N KLEIN AVE OKLAHOMA CITY
R060060625	CLASSEN PLAZA LAW CENTER LLC		1621 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-6621	AVOCA SUB ADDITION	001	025	AVOCA SUB ADDITION 001 025	1621 N CLASSEN BLVD OKLAHOMA CITY
R045483000	VAUGHAN ANDREA G TRS	VAUGHAN ANDREA G TRUST	1618 CLASSEN DR	OKLAHOMA CITY	OK	73106-6618	HARNDALE ADDITION	000	000	HARNDALE ADDITION 000 000 NW20FT LOT 25 & ALL LOT 27 SUBJ TO ESMTS OF RECORD	1618 CLASSEN DR OKLAHOMA CITY
R060060175	STRUBLE PROPERTIES LLC		PO BOX 61071	OKLAHOMA CITY	OK	73146	AVOCA SUB ADDITION	001	008	AVOCA SUB ADDITION 001 008	1118 NW 16TH ST OKLAHOMA CITY
R060060075	GRIT LLC	ATTN STEPHANIE SCHMIDT	10924 HEFNER POINTE DR	OKLAHOMA CITY	OK	73120	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION 001 000 LOTS 3 THRU 7	1108 NW 16TH ST OKLAHOMA CITY
R060060025	MARTINEZ FEDERICO		623 W PINE ROSE COURT WAY	MUSTANG	OK	73064-2503	AVOCA SUB ADDITION	001	000	AVOCA SUB ADDITION 001 000 LOTS 1 & 2	1631 N CLASSEN BLVD OKLAHOMA CITY



STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft radius report

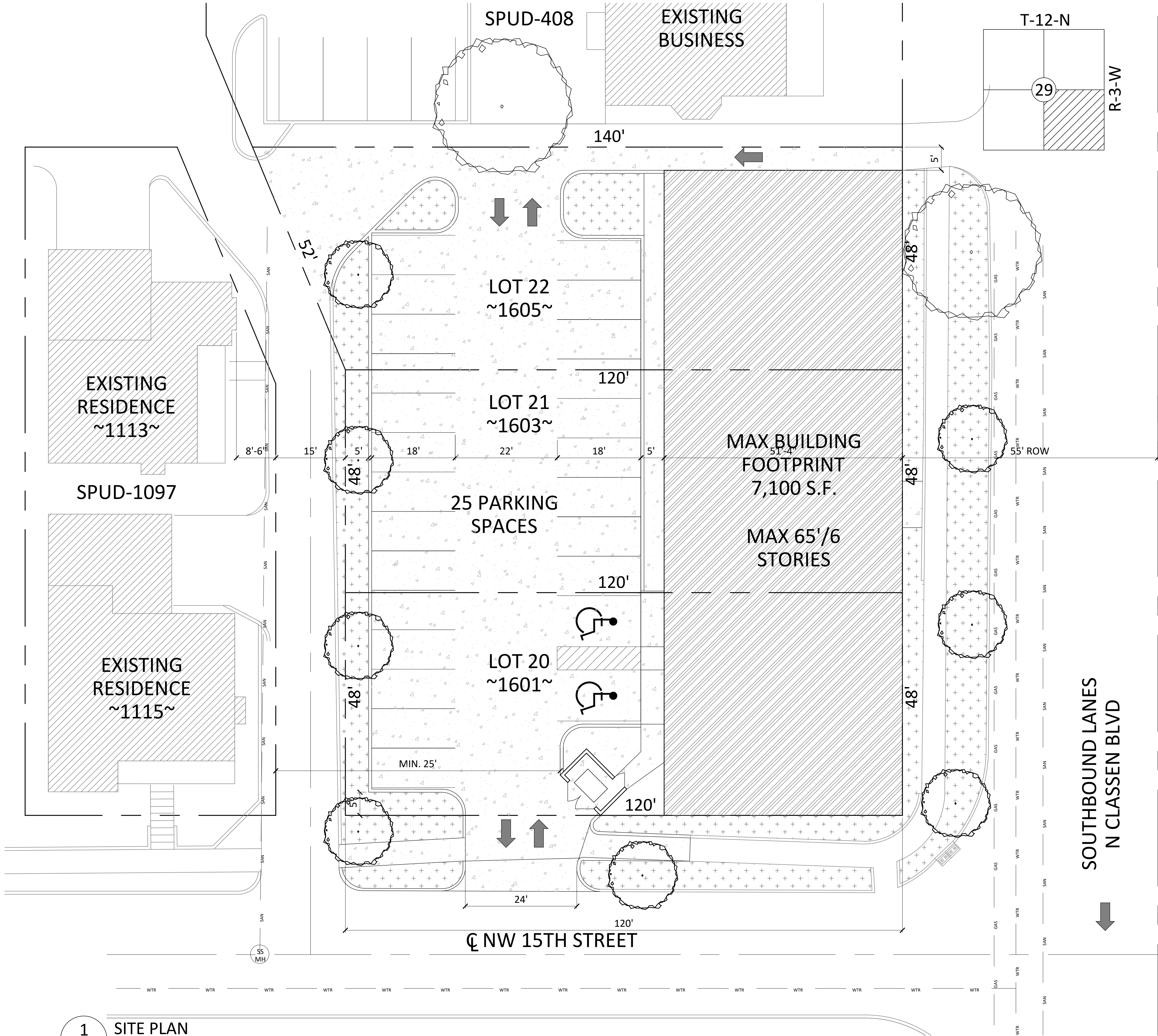
filed in the office of the County Assessor
on the 22nd day of Sept, 2023

Given under my hand and official seal this
22nd day of Sept, 2023

County Assessor

K Strayer Deputy

\\192.168.1.183\Brd\Projects\2023\2326 1601 N Classen\Site.dwg 9/14/2023 7:22 PM



PROPERTY LEGAL DESCRIPTION:

A PART OF THE SE/4 OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 3 WEST. MORE PARTICULARLY DESCRIBED AS LOTS 20-22 OF THE AVOCA SUB ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

NOTES:

- 1) ALL BEARINGS AND LOCATION INFORMATION IS DIRECTLY FROM EXISTING AVOCA SUB ADDITION TO OKLAHOMA CITY.
- 2) THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE MEASUREMENTS AND PROPERTY DATA.
- 3) LOCATIONS OF EXISTING WATER LINE IS INFERRED BY LOCATION OF EXISTING METER. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.
- 4) LOCATION OF EXISTING GAS AND SEWER IS BASED ON FIELD MEASUREMENTS OF MANHOLES AND VENT PIPES.
- 5) ALL DIMENSIONS ARE BASED UPON MEASUREMENTS GATHERED IN THE FIELD BY RUDIMENTARY MEANS AND NOT EXACT LAND SURVEYING EQUIPMENT.

GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF JOLLYBIRD HOME DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF JOLLYBIRD HOME DESIGN.
2. ALL CONSTRUCTION SHALL ADHERE TO INTERNATIONAL RESIDENTIAL CODE®, 2018 EDITION (IRC®, 2018) AS AMENDED BY THE STATE OF OKLAHOMA AND/OR MUNICIPALITY/COUNTY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. DO NOT SCALE FROM PLANS. USE AVAILABLE DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION.
4. ALL FOUNDATION AND FRAMING DETAILS AND PLANS ARE FURNISHED FOR CLARIFICATION OF INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PLANS REVIEWED BY A STRUCTURAL/LUMBER ENGINEER FOR STRUCTURAL INTEGRITY AND MATERIALS QUANTITIES.
5. CONTRACTOR AND OWNER ARE TO DETERMINE MATERIALS INCLUDED IN BID PRICE. JOLLYBIRD HOME DESIGN BEARS NO RESPONSIBILITY FOR OMISSION OF MATERIALS AND/OR DETAILS. THE INTENT OF THESE PLANS IS TO CONVEY AN OVERALL DESIGN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO APPLICABLE STANDARDS AND CODES OF RESIDENTIAL CONSTRUCTION TO PRODUCE COMPLIANT APPROXIMATION OF THE DESIGN.

SHEET NUMBER

#2326

DRAWN BY

FRB

DATE

10/4/2023

MEMBER

A | B D

AMERICAN INSTITUTE of

BUILDING DESIGN

4312 N. Classen Blvd

OKC, OK 73118

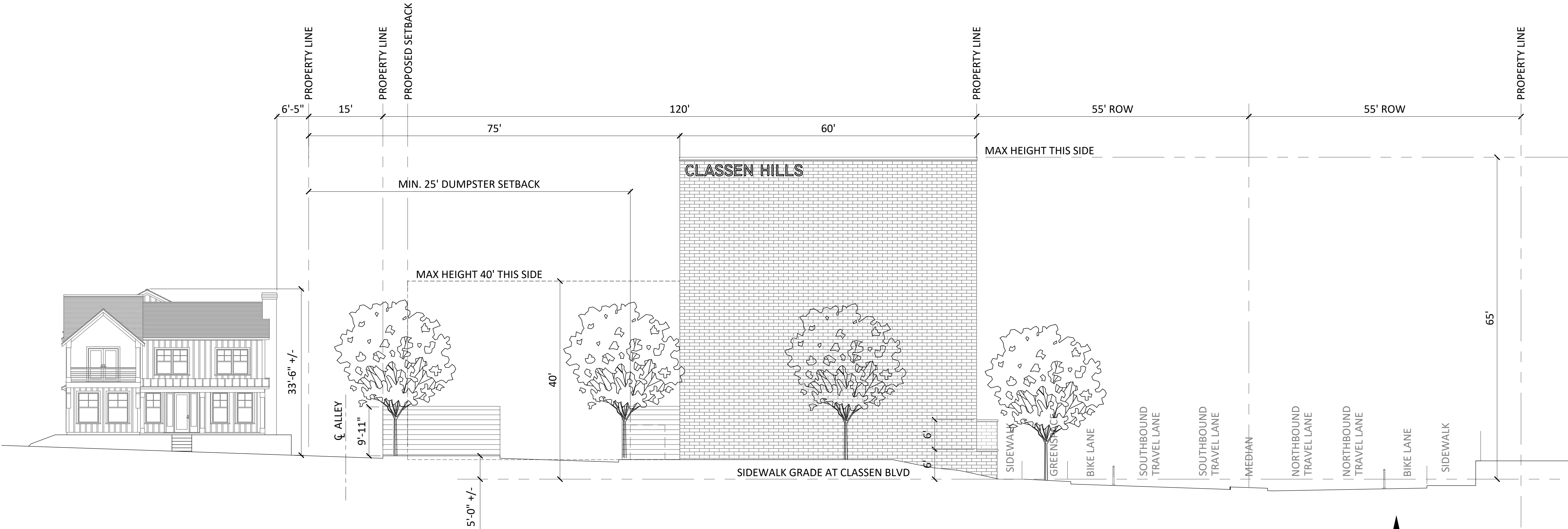
405.655.8077

JollyBird
Home Design



C-1

\\192.168.1.183\JBird\Projects\2023\2326 1601 N Classen\Site.dwg 9/14/2023 7:22 PM



1
C-2
HEIGHT AND SETBACK DIAGRAM
1" = 10'-0"

GENERAL NOTES:

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SHEET NUMBER

C-2

JOB #2326
DRAWN BY FRB
DATE 10/4/2023



JollyBird
Home Design

4312 N. Classen Blvd
OKC, OK 73118
405.655.8077

MEMBER

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AMERICAN INSTITUTE of
BUILDING DESIGN

PROJECT
SPUD-1509

PROPOSED SITE PLAN
SPUD-1509
1601-1605 N Classen Boulevard
Oklahoma City 73106